



Home Farm, Westville, Frithville, Boston, PE22 7HL



5



4



2

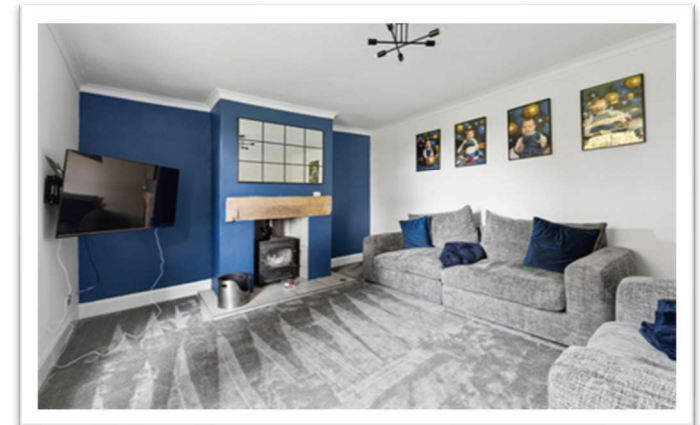
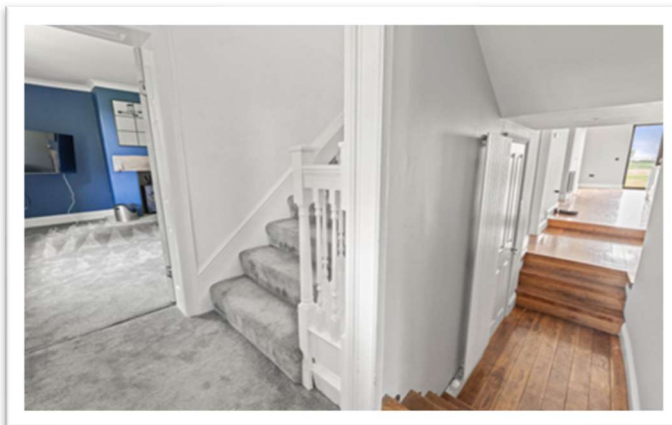
Freehold

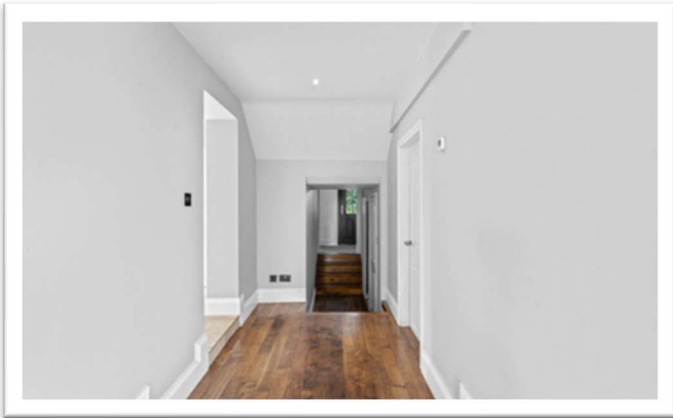
£600,000



Key Features

- Detached house
- Five bedrooms
- Sitting room & lounge
- Dining kitchen & utility
- Shower room, 2 en-suites & bathroom
- Garage/workshop & stable block
- Plot approx. 1.8 acres (STS)
- EPC rating E





A substantial detached house in a rural location, on approximately 1.8 acres, subject to survey, with far reaching views towards the Lincolnshire Wolds.

Having over 3,200 square feet of accommodation comprising: entrance hall, sitting room, lounge, inner hall, cloakroom, boot room, boiler room, rear entrance hall, shower room, dining kitchen and utility to ground floor. Master bedroom with en-suite, bedroom two with en-suite, three further bedrooms and bathroom to first floor. Second floor study/games room.

Outside the property has ample off-road parking, a large garage/workshop, lawned gardens and block of two stables. The property benefits from oil fired central heating and double glazing.



ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, staircase rising to first floor and steps to inner hall.

SITTING ROOM

4.87m x 4.10m (16'0" x 13'6")

Having sash window to front elevation, radiator and open fireplace with tiled hearth and decorative surround.

LOUNGE

4.71m x 4.11m (15'6" x 13'6")

Having sash window to front elevation, coved ceiling and fireplace with tiled hearth, stone mantle and inset multi-fuel burner.

INNER HALL

Having french doors to side elevation, radiator, wooden flooring and opening to the kitchen.

CLOAKROOM

Having radiator, wooden flooring and close coupled WC.

BOOT ROOM

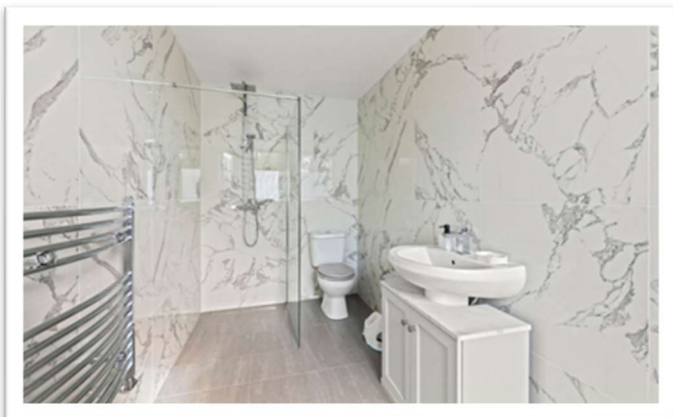
2.97m x 2.31m (9'8" x 7'7")

Having radiator, wooden flooring and telephone connection point.

BOILER ROOM/STORE

3.10m x 2.25m (10'2" x 7'5")

Having oil fired boiler providing for both domestic hot water & heating, hot water cylinder, water softener and shelving.



 **NEWTON FALLOWELL**





REAR ENTRANCE HALL

Having part glazed door to side elevation, radiator and tiled floor.

SHOWER ROOM

Having window to side elevation, heated towel rail, fully tiled walls & floor, extractor, walk-in shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

DINING KITCHEN

6.16m x 5.42m (20'2" x 17'10")

Having bi-fold doors to side & rear elevations, part glazed door & window to side elevation, two radiators, continuation of wooden flooring with tiled flooring to the kitchen area. Kitchen area fitted with a range of base & wall units with oak work surfaces comprising: twin bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset electric hob, cupboards, drawers & space for dishwasher under, cooker hood over and breakfast bar to one side with cupboards under, cupboards & drawers to either side. Further work surface return with cupboard under, cupboards over, range of tall units to side housing integrated electric double oven with space for american style fridge/freezer.

UTILITY

4.18m x 1.07m (13'8" x 3'6")

Having tiled floor, space & plumbing for automatic washing machine and vanity hand basin with cupboard under.



SPLIT LEVEL FIRST FLOOR LANDING

Having sash window to front elevation, window to side elevation, radiator, telephone connection point and door to stairs to study/games room.

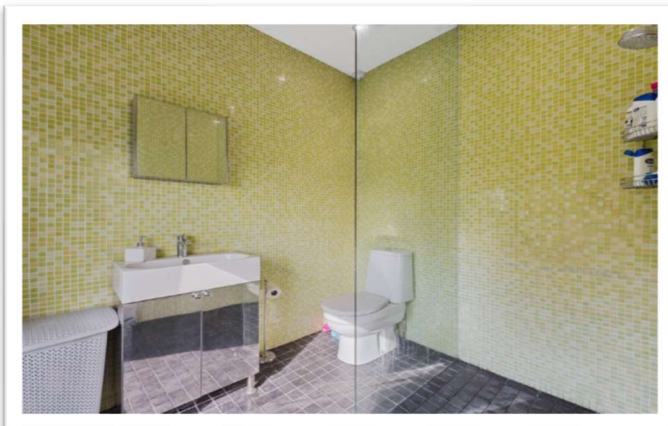
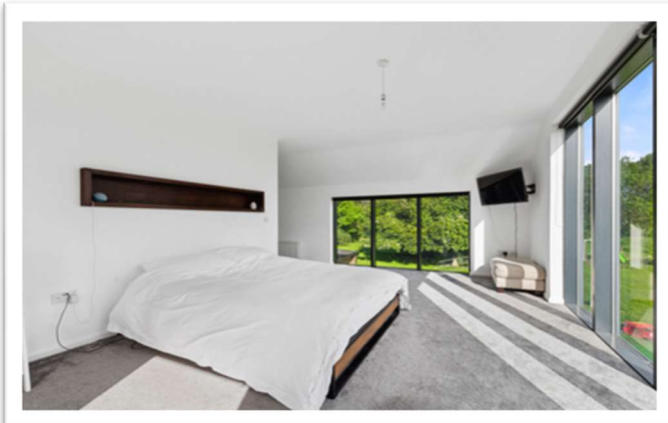
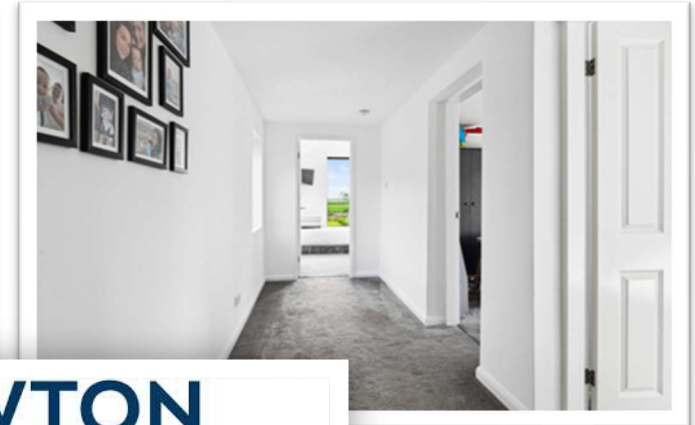
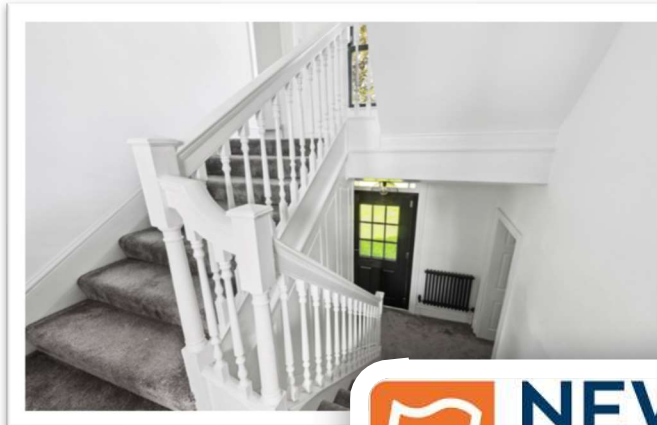
MASTER BEDROOM

6.14m x 3.58m (20'1" x 11'8")

(entrance in addition) Having large picture windows to side & rear elevations, further window to opposite side, two radiators, television aerial connection point, walk-in wardrobe with fitted rails, drawers & shelving.

EN-SUITE

Having window to side elevation, heated towel rail, fully tiled walls & floor, extractor, walk-in shower, close coupled WC and vanity basin with storage under.



BEDROOM TWO

4.96m x 4.31m (16'4" x 14'1")

Having sash window to front elevation, radiator and steps down to the:

EN-SUITE

2.98m x 2.32m (9'10" x 7'7")

Having sash window to side elevation, heated towel rail, tiled floor, tiled walls, walk-in shower enclosure with body jets, close coupled WC and his & hers hand basins inset to vanity unit with storage under.

BEDROOM TWO

4.96m x 4.20m (16'4" x 13'10")

Having sash window to front elevation and radiator.

BEDROOM FOUR

4.27m x 3.32m (14'0" x 10'11")

Having window to side elevation, radiator and vanity basin with storage under.

BEDROOM FIVE

4.29m x 2.51m (14'1" x 8'2")

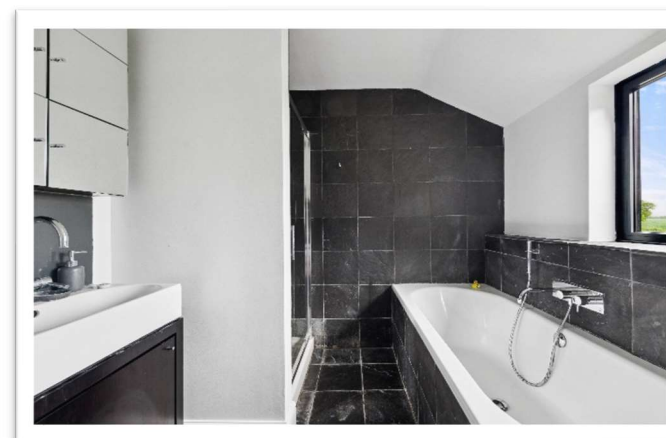
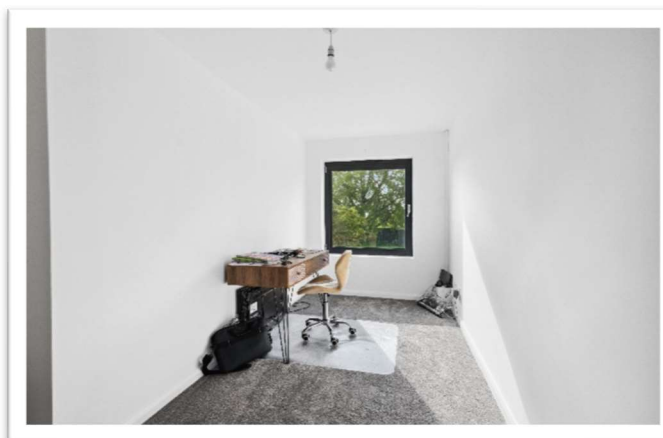
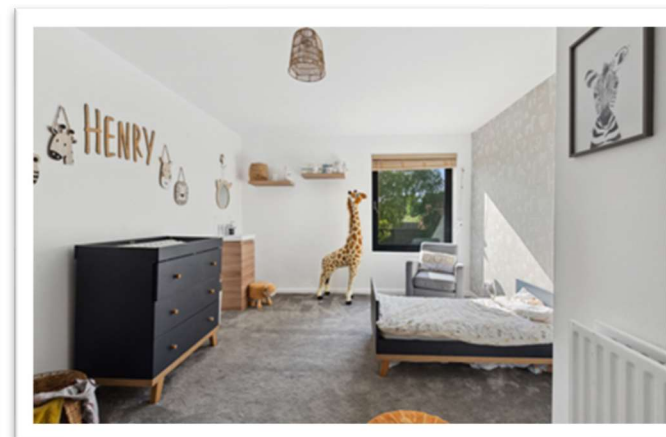
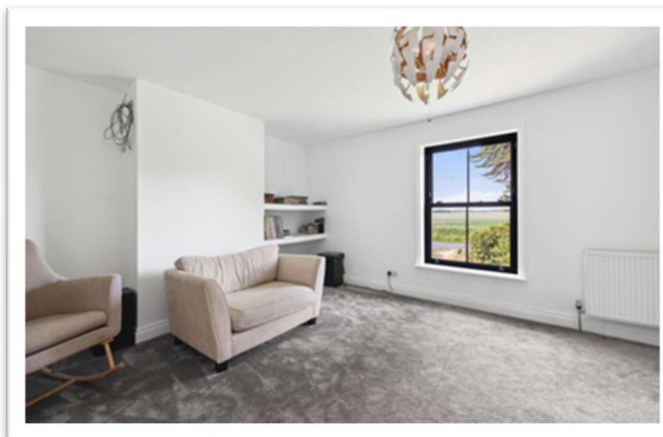
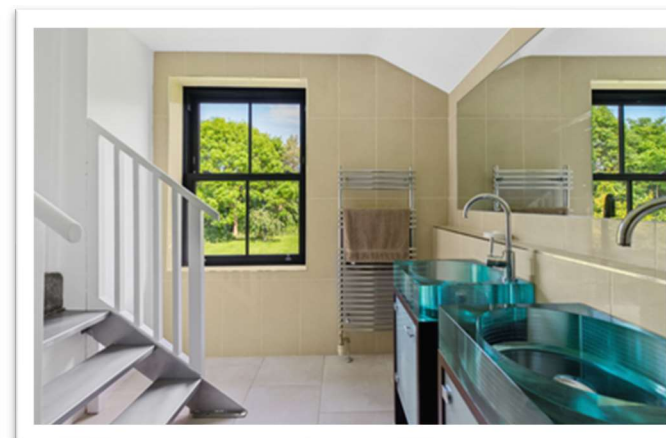
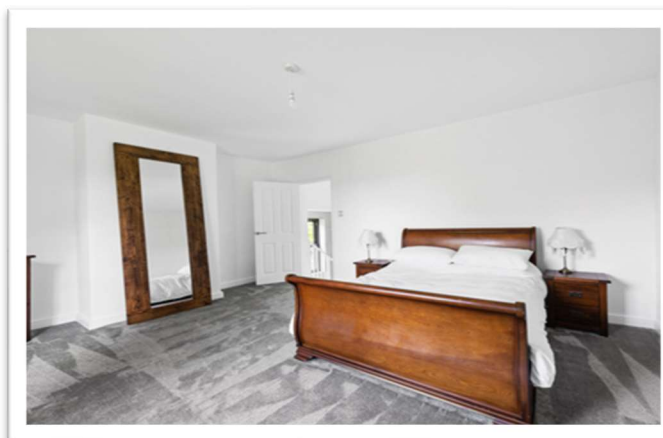
Having window to side elevation, radiator, access to roof space, television aerial & telephone connection points.

BATHROOM

Having window to rear elevation, heated towel rail, tiled floor, tiled splashbacks, access to roof space and extractor. Fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with storage under.

SECOND FLOOR STUDY/GAMES ROOM

Having roof light to rear elevation, radiator and storage area.



EXTERIOR

The property is approached by a driveway which provides ample off-road parking and leads to the:

GARAGE/WORKSHOP

11.40m x 4.88m (37'5" x 16'0")

Having electric roller door, window & door to garden, light and power.

GARDENS

Majority laid to lawn with trees & shrubs having part covered decked area and artificial grass area.

STABLE BLOCK

Of timber construction and comprising of two stables with storage area to the centre, light and power.

THE PLOT

The property occupies a plot of approximately 1.8 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band E.

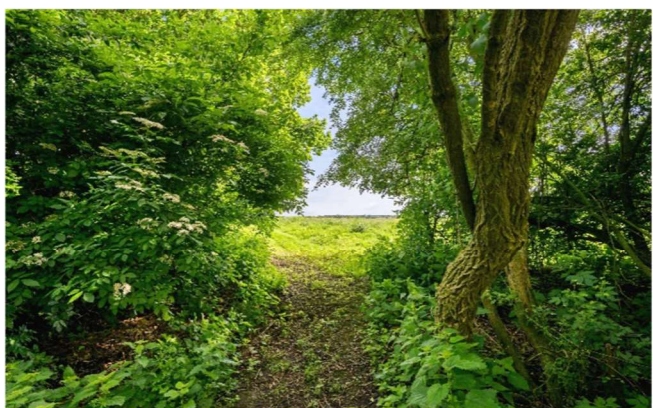
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

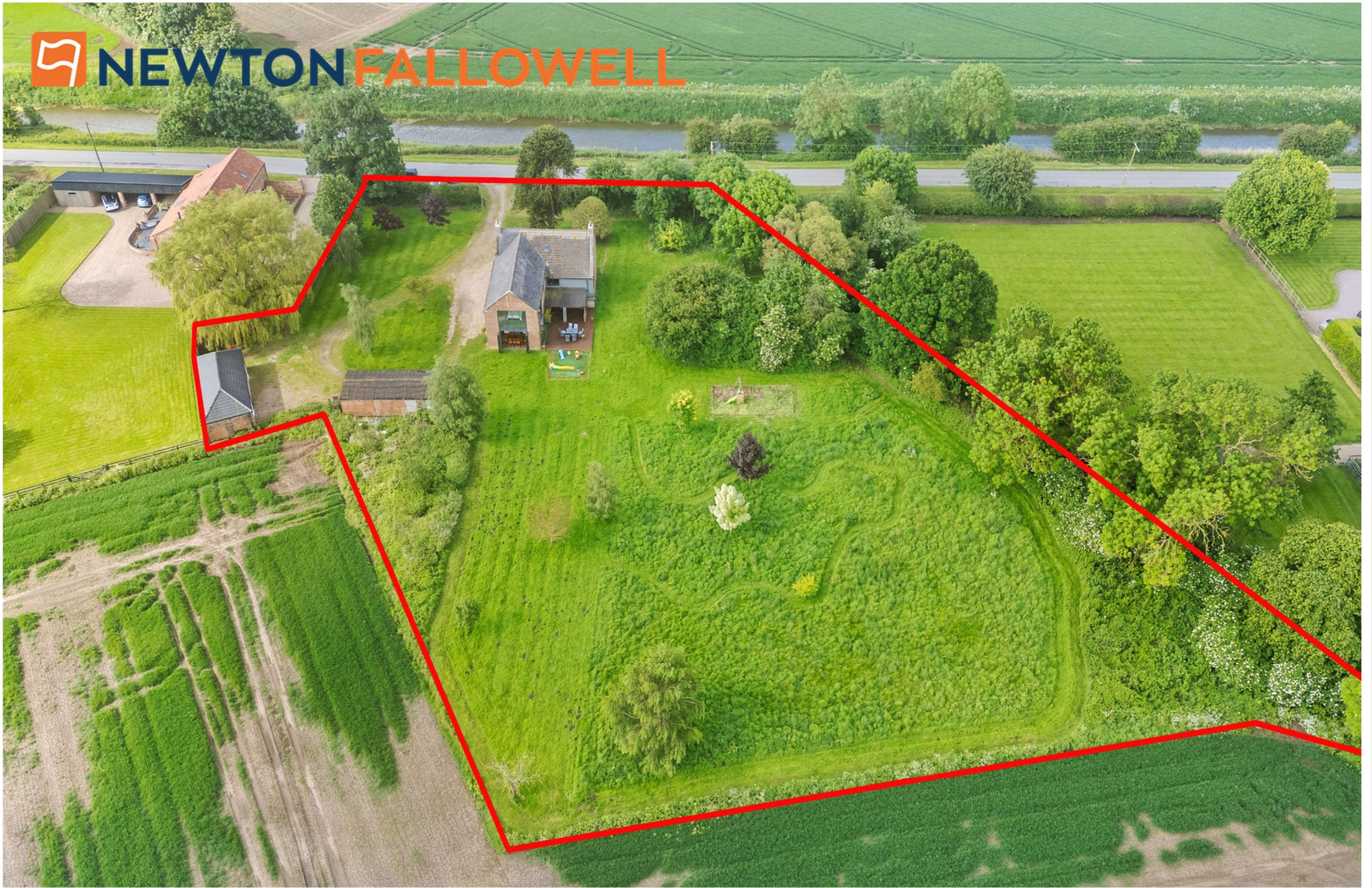




 **NEWTON
FALLOWELL**



 **NEWTON FALLOWELL**



Floorplan



Newton Fallowell Boston (Sales)

01205 353100
boston@newtonfallowell.co.uk

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.